

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13286 of Vinard L. and O. Paris, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue the operation of a parking lot in an SP-2 District at the premises 515 and rear 519 - 6th Street N. W. (Square 488, Lots 812 and rear of Lot 832).

HEARING DATE: July 16, 1980
DECISION DATE: September 3, 1980

FINDINGS OF FACT

1. The subject property is located on the east side of 6th Street between F Street and E Street, in an SP-2 zone District at premises known as 519 6th Street, N. W.
2. The site is currently used as parking for patrons of White House Tours, an existing commercial use located in the SP-2 zone District, pursuant to this Board's Order 12374, dated May 12, 1977.
3. The applicant proposes the continuation of the parking facility.
4. The lot accommodates approximately ten vehicles, and is available at no charge to patrons of White House Tours. It is used as well during evening hours for parking by residents of the community.
5. The site is surrounded to the north by row structures occupied as apartments and the office of White House Tours, followed by a fire station, to the east by a ten foot wide public alley followed by the rear of row structures occupied as offices to the south by row structures and an apartment house, and to the west across 6th Street by the Hecht Company Tire Center Parking Garage, and Federal Savings and Loan Association.
6. The lot is approximately fourteen feet wide by forty-three feet long. Cars enter the lot at the 6th Street entrance, park one after another lengthwise on the lot, and exit by driving straight through out the public alley at the rear of the site.
7. The lot meets all of the requirements of previous orders of the Board.
8. The lot is maintained by the applicant. The lot is cleaned on a daily basis.

9. There have been no complaints as to the maintenance and operation of the lot.

10. The applicant has no immediate plans to develop the lot.

11. The Office of Planning and Development by report dated July 2, 1980, recommended approval of the application. The OPD reported that the lot is mainly used for short term parking, and that its continuation as such would not create any dangerous or otherwise objectionable traffic conditions, nor will the present character or future development of the neighborhood be adversely affected. The Board so finds.

12. There was no report from Advisory Neighborhood Commission 2C on this application.

13. There was no opposition to the granting of this application

CONCLUSIONS OF LAW AND OPINION

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an application, the applicant must demonstrate that he has complied with the requirements of Paragraph 4101.41 of the Zoning Regulations, and that the special exception can be granted in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring properties. The Board further concludes that the use is located and designed so that it is not likely to become objectionable to adjoining property because of noise, traffic or objectionable conditions. Accordingly, it is ORDERED that this application is hereby GRANTED SUBJECT to the following CONDITIONS:


1. Approval shall be for a period of THREE YEARS.
2. The applicant shall comply with the requirements of Article 74 of the Zoning Regulations.

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VOTE: 4-0 (Connie Fortune, Walter B. Lewis and Charles R. Norris
to grant; William F. McIntosh to grant by proxy;
Leonard L. McCants not present, not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER 31 OCT 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION
OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER
HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE
AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER
THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN
APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY
IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND
INSPECTIONS.